

Open Space Considerations

Department of Parks & Recreation

WESTERN ROSSLYN AREA PLANNING STUDY

WORKING GROUP MEETING

OCTOBER 9, 2014



Purpose of the Presentation

Provide context of the Rosslyn park and recreation landscape.

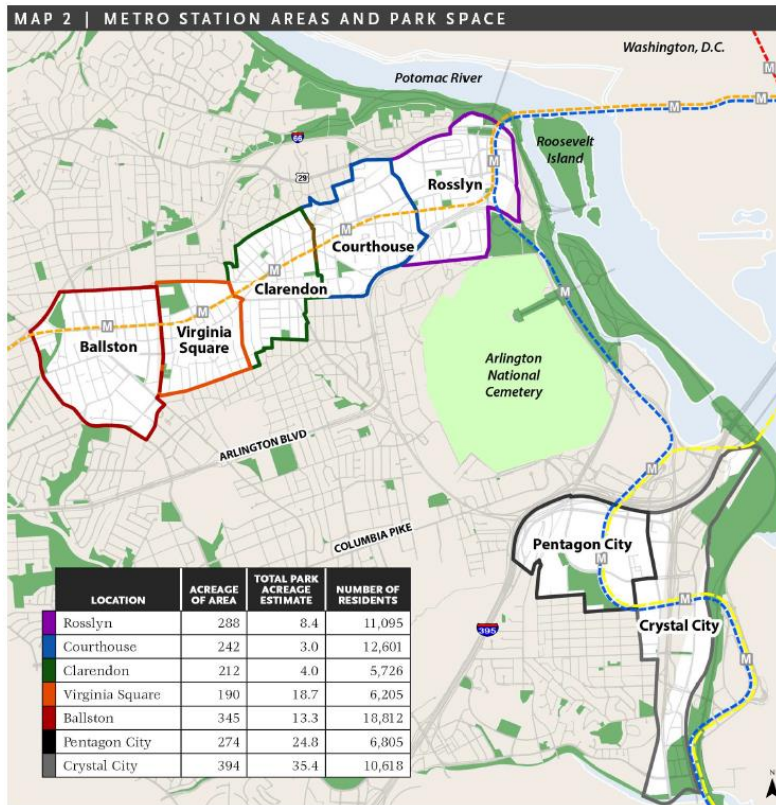
- Existing resources, need and demand
- Policy guidance and WRAPS charge
- Working plans and future development

Outline DPR standards of park development and programming.

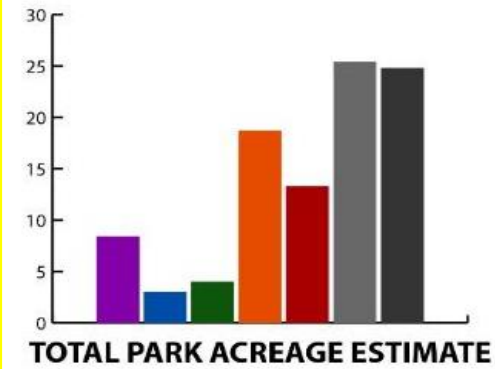
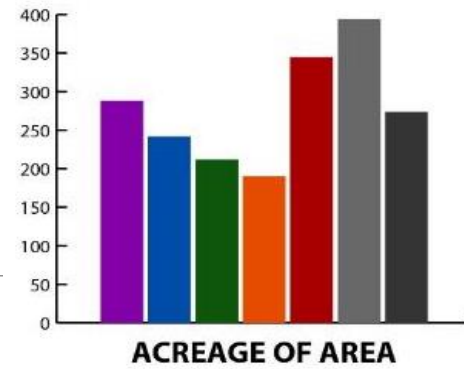
- Park facilities standards
- Shared/Joint-Use programming and practice
- Park siting and design preferences



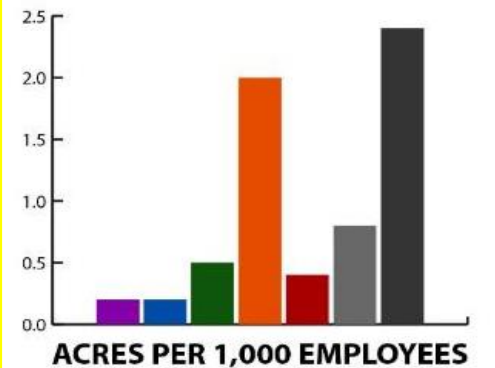
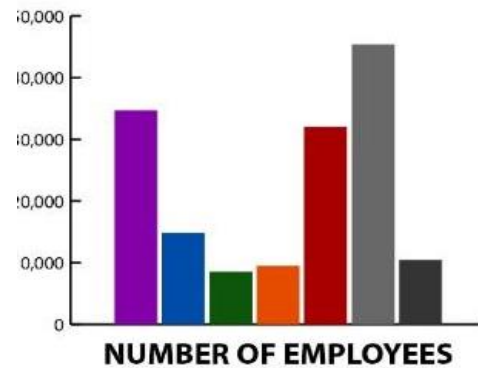
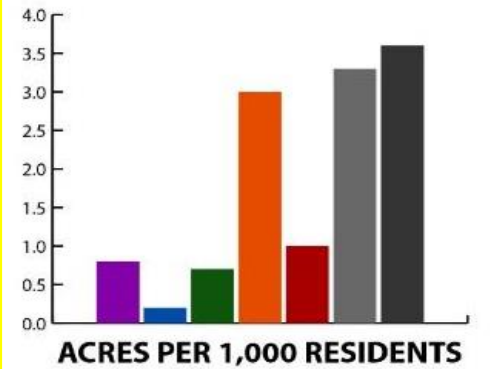
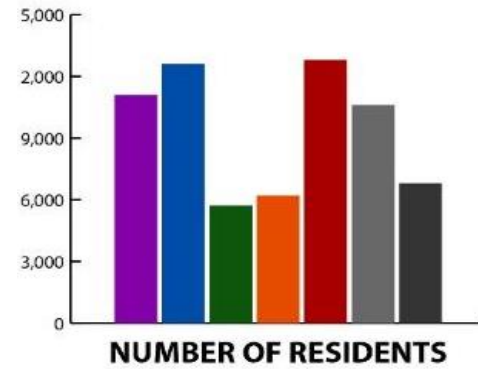
Context Public Park Area



*Graphics courtesy Goody Clancy, per Realize Rosslyn Sector Plan Update draft materials.



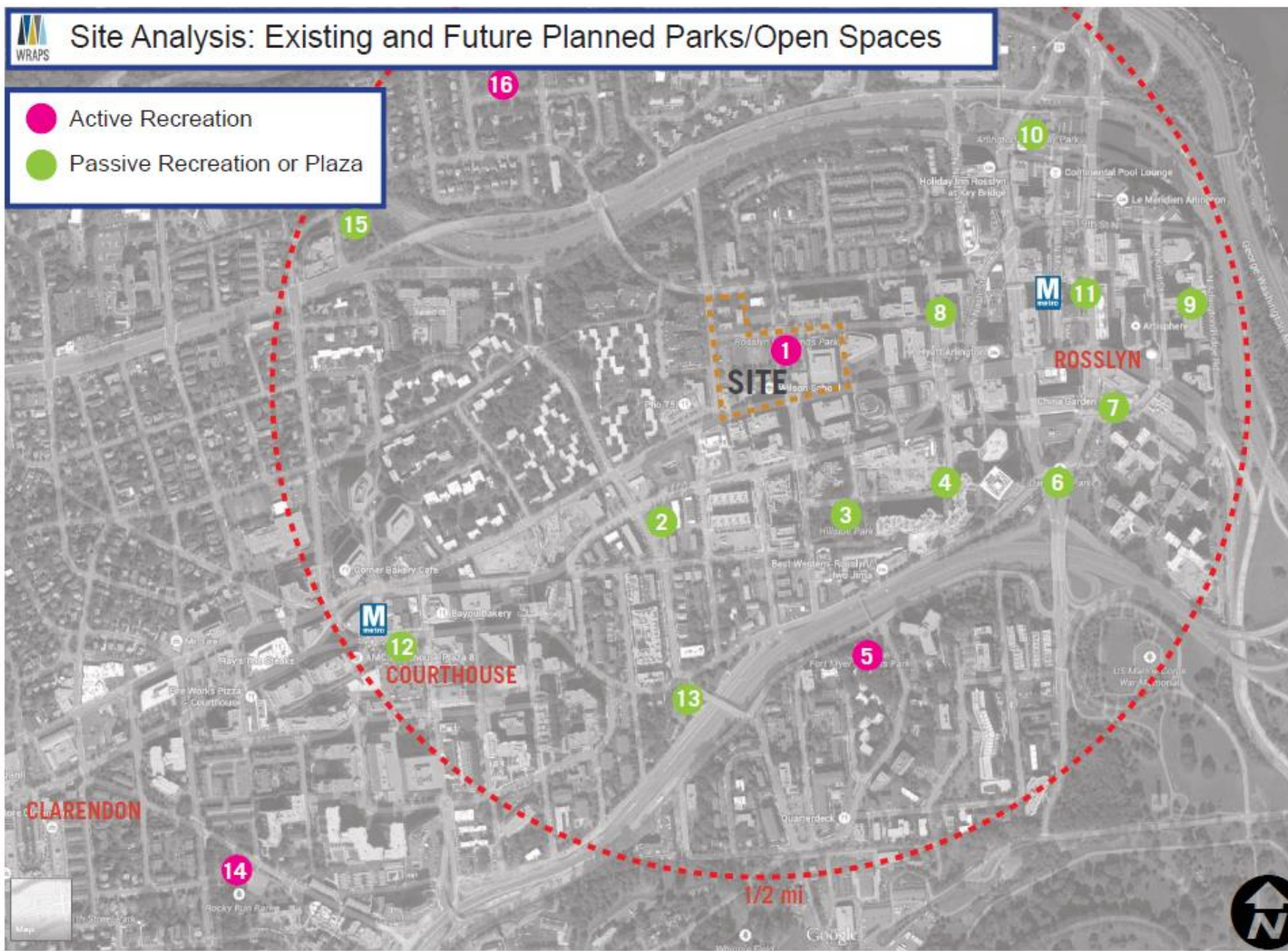
- ROSSLYN (RMSA)
- COURTHOUSE
- CLARENDON
- VIRGINIA SQUARE
- BALLSTON
- CRYSTAL CITY
- PENTAGON CITY





Site Analysis: Existing and Future Planned Parks/Open Spaces

- Active Recreation
- Passive Recreation or Plaza



EXISTING PARKS/ OPEN SPACES

1. Rosslyn Highlands Park
 2. Rhodeside Green Park
 3. Hillside Park
 4. Belvedere Park
 5. Fort Myer Heights Park
 6. Dark Star Park
 7. Freedom Park
 8. 1401 Wilson*
 9. Rosslyn Plaza*
 10. Gateway Park
 11. Central Place*
 12. Courthouse Plaza*
 13. The Gables Park*
 14. Rocky Run Park
 15. McCoy Park
 16. Dawson Terrace
- * Future Park/ Open Space



Context

Rosslyn Parks and Open Spaces EXISTING PROGRAM OPPORTUNITIES

| | PASSIVE USES | | | | | | | | | | | | | ACTIVE USES | | | | | | ACCESS/ VISIBILITY | | | | | |
|---|-------------------|----------------|------------------|-------------------|----------------|----------------|-----------------------|------------------------|-------------------------|--------------------------|------------------|---------------------|-----------------------------------|--------------------|---------------------------|-------------------|-------------|----------------|---------|-----------------------|-------------|-------------|----------------------------|---------------------|--|
| | Walking/strolling | Chess/checkers | Canine Amenities | Live performances | Outdoor dining | Farmers market | Experience public art | Seating in quiet areas | Seating in active areas | Paths for jogging/biking | Playing in water | Community gardening | Experiencing ornamental plantings | Experiencing views | Informal sport activities | Volleyball (sand) | Ice skating | Bocce/petanque | Boating | Children's play | Court games | Field games | Visibility from the street | Handicap accessible | |
| New or Renovated Public Parks/ Open Spaces in the RCRD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rosslyn Plaza Park | ● | | | | | | | ● | | | | | | | | | | | | | | | | | |
| Gateway Park | ● | | | ● | | | ● | | ● | ● | | ● | ● | ● | | | | | | | | | ● | ● | |
| Freedom Park | ● | | | | | | ● | ● | ● | ● | | ● | | | | | | | | | | | | | |
| Dark Star Park | ● | | | | | | ● | ● | | ● | | | | | | | | | | | | | ● | ● | |
| Existing Semi-Private Parks/ Open Spaces in the RCRD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Various Plazas/Rooftop Green Space | ● | | | | ● | ● | ● | ● | | ● | | ● | ● | | | | | | | | | | ● | ● | |
| Existing and Potential Parks/ Open Spaces outside the RCRD | | | | | | | | | | | | | | | | | | | | | | | | | |
| National Parklands | ● | | | | | | ● | ● | ● | ● | | ● | ● | | | | | | | | | | ● | ● | |
| Marine Corps Memorial | ● | | | | | | ● | ● | ● | ● | | ● | ● | | | | | | | | | | ● | ● | |
| Rosslyn Circle | | | | | | | | | | | | | ● | | | | | | | | | | ● | | |
| Potomac River Boathouse | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rosslyn Highlands Park | ● | | | | | | | ● | | | | | | ● | | | | | ● | | | | ● | ● | |
| Wilson School Grounds* | | | | | | | | | | | | | | ● | | | | | | | | | ● | ● | |
| Hillside Park | ● | | | | | | | | | | | ● | | | | | | | | | | | ● | ● | |
| Belvedere Park | ● | | | | | | ● | | | | | | | | | | | | | | | | ● | ● | |
| Key Boulevard Community Garden | ● | | | | | | | | | | ● | | | | | | | | | | | | ● | ● | |

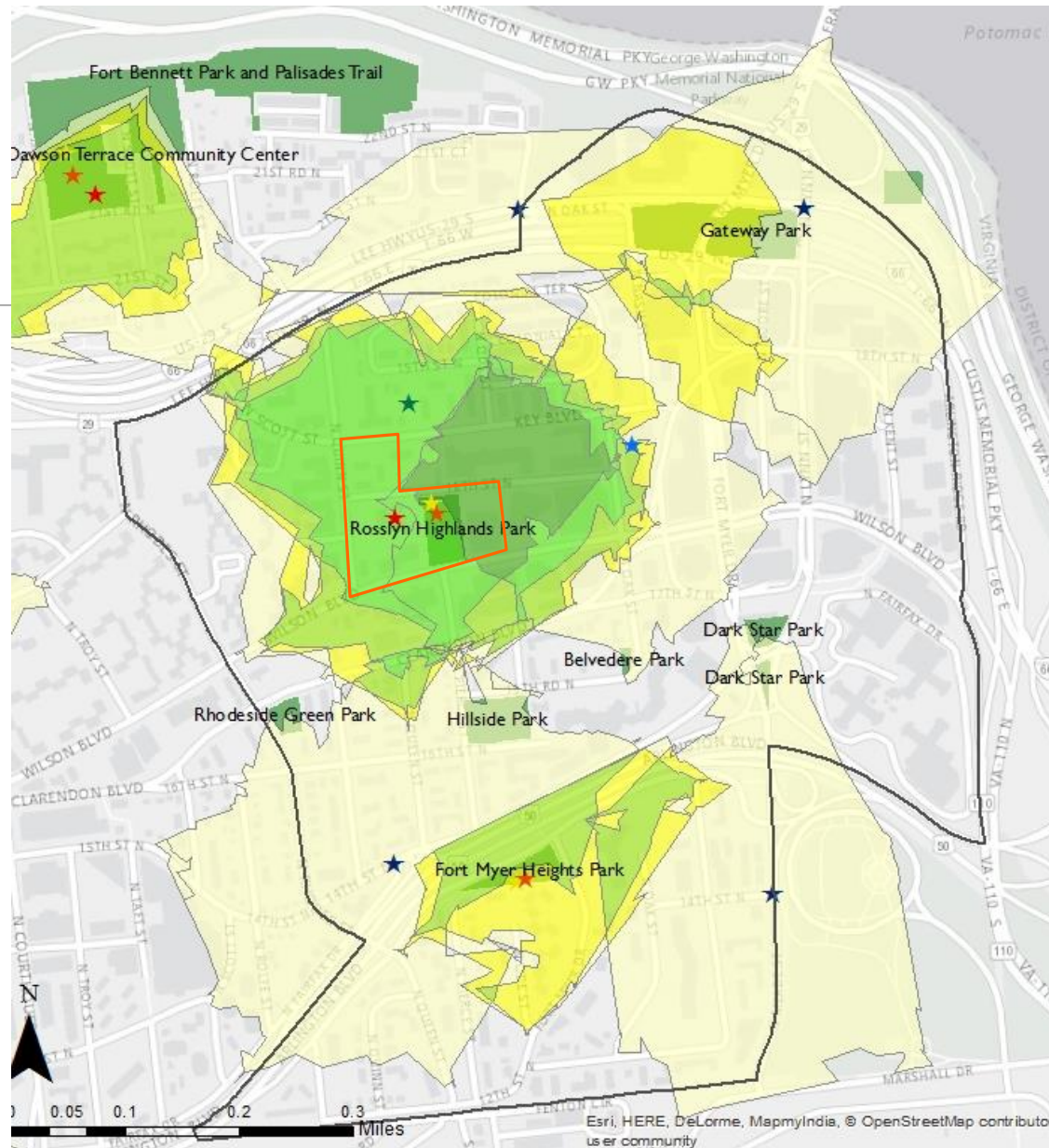
● EXISTING PROGRAM

*Graphic courtesy Goody Clancy, per Realize Rosslyn Sector Plan Update draft materials.

Context

Access to Active Recreation

- Convenient pedestrian access to publicly provided active recreation amenities is constrained to much of the Rosslyn Station Area.
- Mapping methodology >>
 - Pedestrian walk-sheds (1/4 mile sidewalk distance) drawn for each amenity
 - Overlapping walk-sheds summed to indicate level of recreational service



Access to Active-Recreation Park Amenities by 1/4 Mile Walking Distance



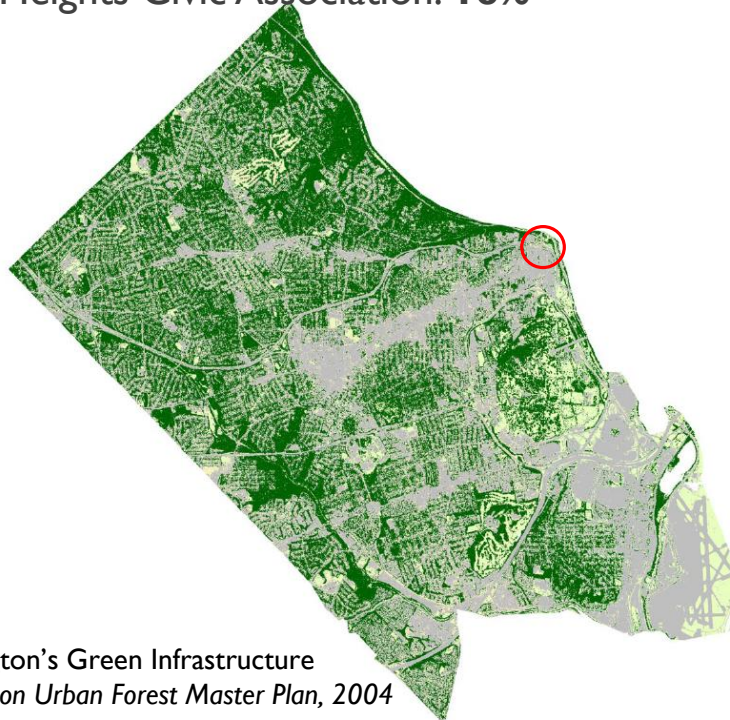
Produced by Arlington County Department of Environmental Services, GIS Division and Department of Parks and Recreation, Park Development Division

Context

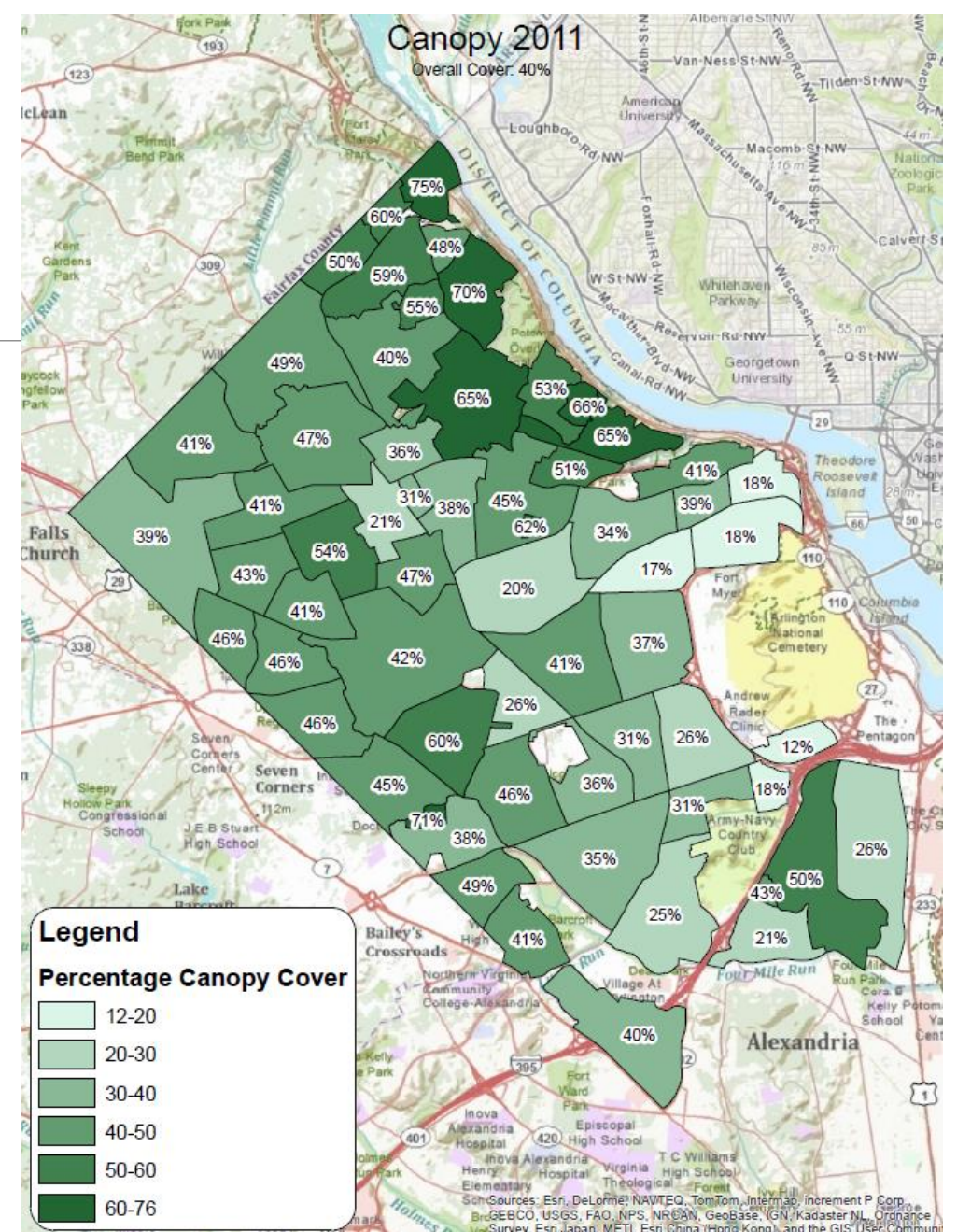
Green Space and Tree Canopy

Current tree canopy coverage

- North Rosslyn Civic Association: **18%**
- Radnor Fort Myer Heights Civic Association: **18%**
- County-wide: **40%**



Arlington's Green Infrastructure
Arlington Urban Forest Master Plan, 2004



Policy Guidance

2005 Public Spaces Master Plan (in order of priority)

- Recommendation 1.2: **Develop a Land Acquisition Policy**
 - “Address the need to expand green spaces in the urban corridors in order to provide parks large enough to accommodate active recreation. Look for opportunities to make better use of existing sites, such as the Wilson School / Rosslyn Highlands Park / Fire Station #10 Site.”
- Recommendation 1.4: **Focus on Planning for the Rosslyn-Ballston Corridor**
- Recommendation 1.7: **Optimize Creative Use of Spaces**
 - “Utilize new technologies in synthetic turf and dark sky lighting to obtain maximum use... ;
 - Limit, where appropriate, the creation of specific-use facilities that may sit idle during non-programmed times;
 - Consider creating additional usable public space by creating space over roadways such as I-66, underground parking garages and the rooftops of buildings.”
- Recommendation 2.2: **Enhance Tree Canopies and Natural Buffers**
- Recommendation 5.1: **Maximize the Partnership with Arlington Public Schools**
- **Potential Public Space Acquisition** (included as Appendix excerpt from 1994 Open Spaces Master Plan):
 - “Expand open space along the east side of North Quinn Street, from North 18th Street to Key Blvd. and east to the Atrium Complex adjacent to existing park land and the Wilson Center.”

2004 Urban Forest Master Plan

- Primary Goal: Improve Arlington’s Urban Forest Canopy Coverage
 - Recommendation 2: “Establish realistic tree cover goals for different land use categories using American Forest Benchmarks” – 40% overall, 25% urban residential, 15% central business district



Policy Guidance

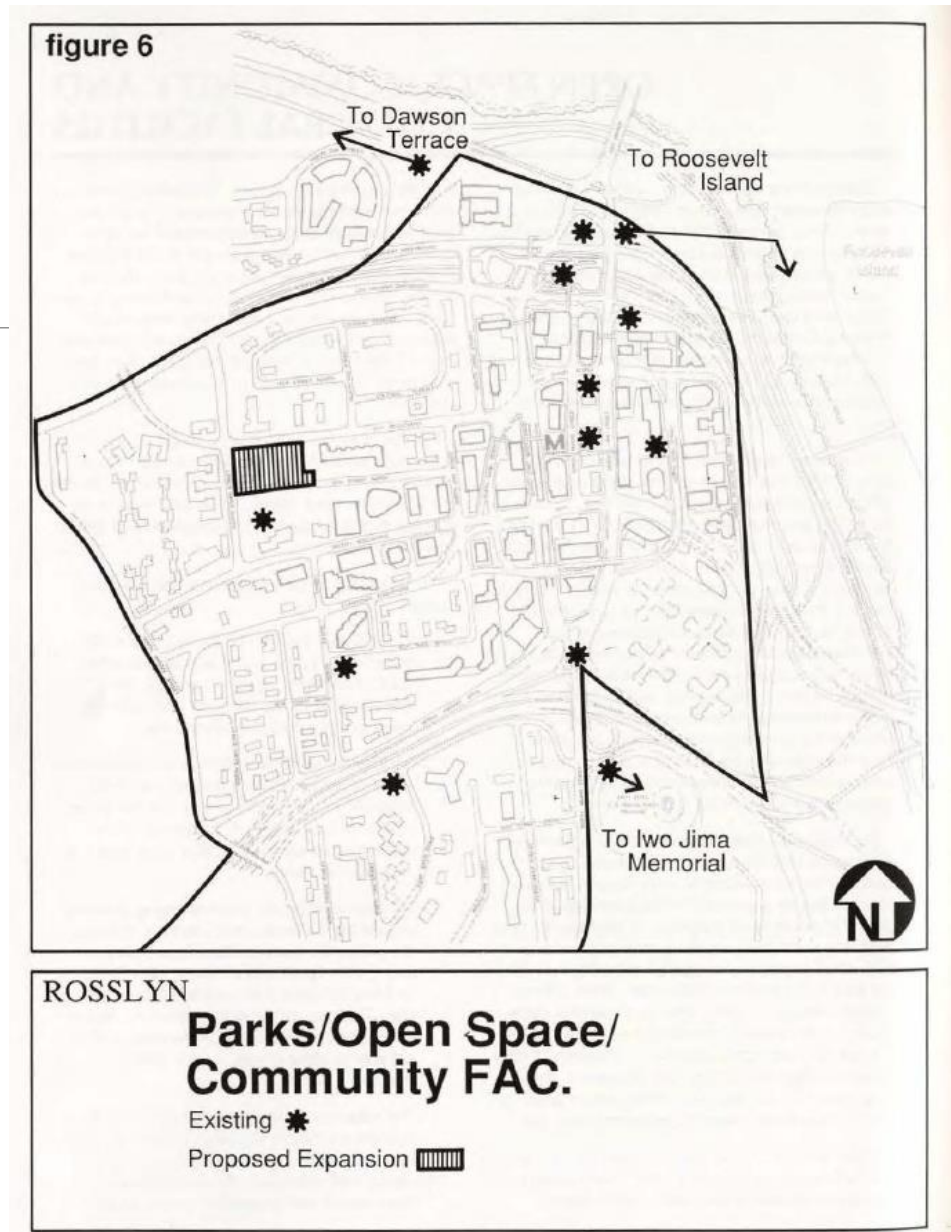
1992 Rosslyn Sector Plan Addendum

Open Space, Community and Cultural Facilities

Recommendation 3:

“Amend the General Land Use Plan to show the properties between the Atrium project and Quinn Street and between 18th Street and Key Boulevard as a potential open space site. This property and the concomitant partial closure of 18th Street is the most practical way to expand open space within Rosslyn.”

“The subsequent design and program development for the combined properties should include provisions for additional sports like soccer and volleyball, the installation of more tennis and basketball courts, a playground and other uses appropriate to an urban park. At the same time, the possibility exists of expanding the recreational opportunities available at Wilson School. It is recognized that any redevelopment of this site must address the existence and necessary replacement of the affordable housing existing at this location.”



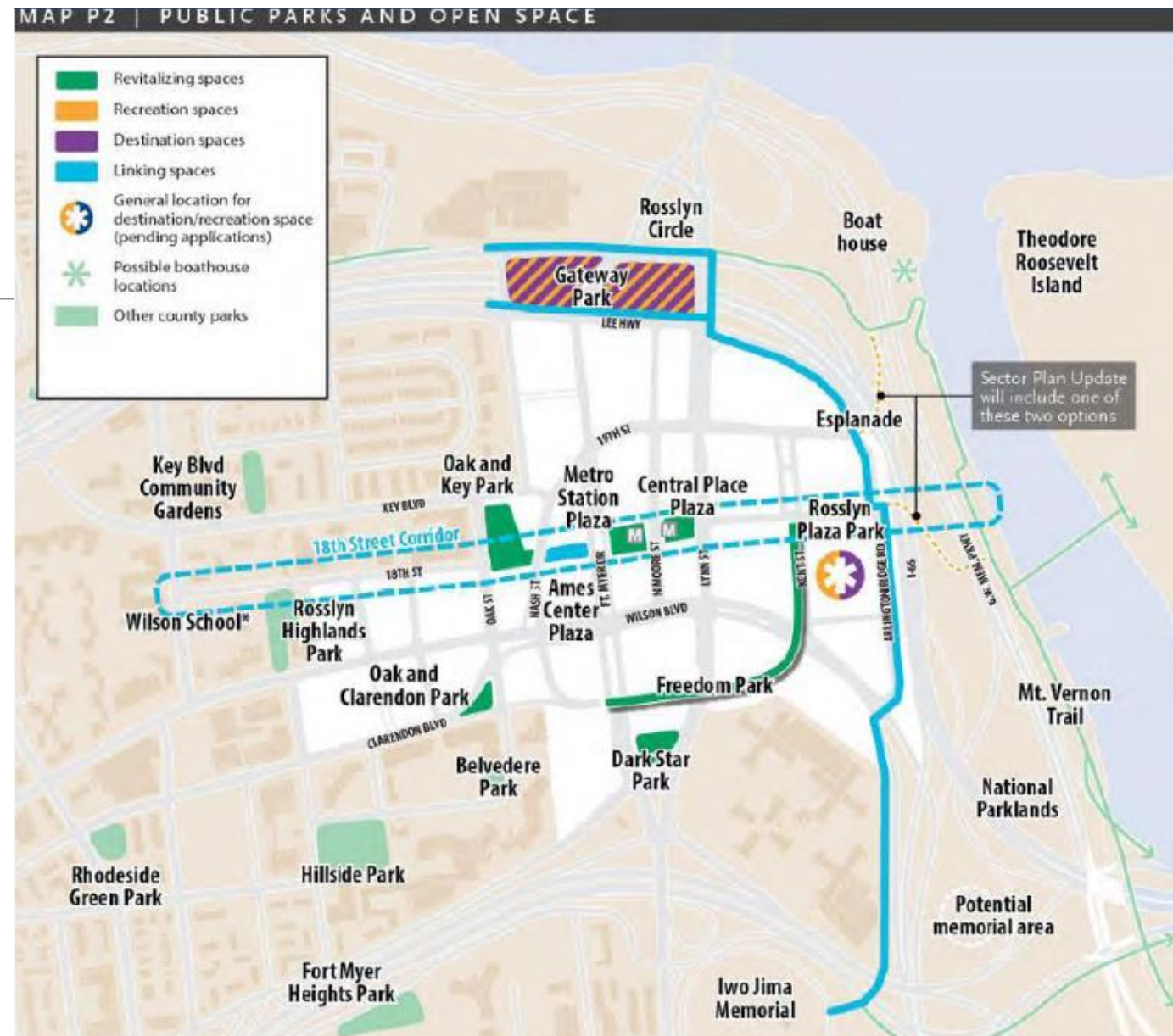
Working Rosslyn Sector Plan Update

Parks & Open Space Section - Three Themes:

1. **Achieve connectivity** among a diverse network of public parks and open spaces that also engage the Potomac waterfront.
2. Revitalize the existing parks and open space system to **provide active outdoor recreational opportunities** and amenities for all ages and lifestyles throughout the network.
3. **Provide opportunities for informal congregation, reflection, and meditation** throughout Rosslyn's parks and open space system.

Major Elements:

- Esplanade
- Destination/Recreation at new Rosslyn Plaza Park and re-envisioned Gateway Park
- 18th Street Corridor



*Graphic courtesy Goody Clancy, per Realize Rosslyn Sector Plan Update draft materials.

Working Rosslyn Sector Plan Update: 18th Street Pedestrian Corridor



*Graphics courtesy Goody Clancy, per Realize Rosslyn Sector Plan Update draft materials.



County Board Charge

County goals:

- A multi-story secondary school with up to 1,300 seats;
- **Recreation and open space that is up to 60,000 square feet in size; which could include athletic field(s) and interior space within the school to be used jointly by the school and the community, and other open space that replaces the existing playground and basketball court located within Rosslyn Highlands Park or provides similar needed passive and active park and recreational amenities for use by the community;**
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability;
- Economically viable, urban and vibrant development with a mix of uses, heights and densities that support achieving County goals; and
- Effective multi-modal transportation facilities and services.



County Board Charge

To be examined:

Open Space. The location and general use of up to 60,000 square feet of passive and active recreation and open spaces within the study area.

- What are the types of recreational amenities to be included in the Study Area, and how do they meet the area's park and recreation needs?
- How are the open spaces throughout the site connected to the surrounding neighborhood and how do they relate to each other?
- Where should the recreation and open space be located and how should it be configured?

New Secondary School. The new secondary school will be located within the boundaries of the property owned by Arlington Public Schools (APS) and will consist of, at a minimum, the following elements:

- A multi-story school building with an overall height up to 175 feet, which could include rooftop recreation space and mechanical equipment,
- Building spaces and outdoor amenities that will be available for use by the general public during non-school hours/functions, including athletic field(s) and other outdoor space totaling 30,000 - 35,000 SF.



Existing Open Space

Total Size: 1.8 acres

(0.7 acres Rosslyn Highlands Park, 1.1 acres APS field)

Amenities:

- Children's playground

- Combined ages 2 – 12
- Area: ~ 5,300 SF / 45' x 117' (fenced area)

- Full basketball court

- High School size
- Area: ~5,000 SF / 57' x 86.5' (fenced area)

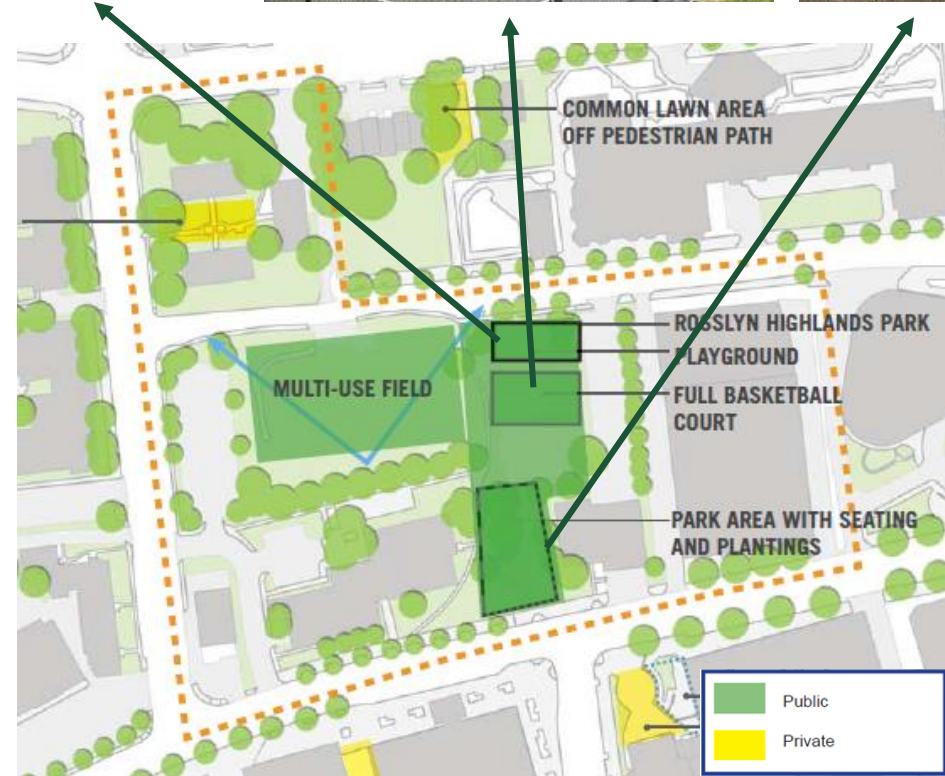
- Passive leisure amenities

- Bench (3), Picnic table (1), Pedestrian circulation
- Mature oak (2) and cedar (1) trees
- Landscaped entry feature and signage
- Area: ~10,800 SF

- Multi-use field

- Area: ~47,500 SF (fenced field space)

- Circulation

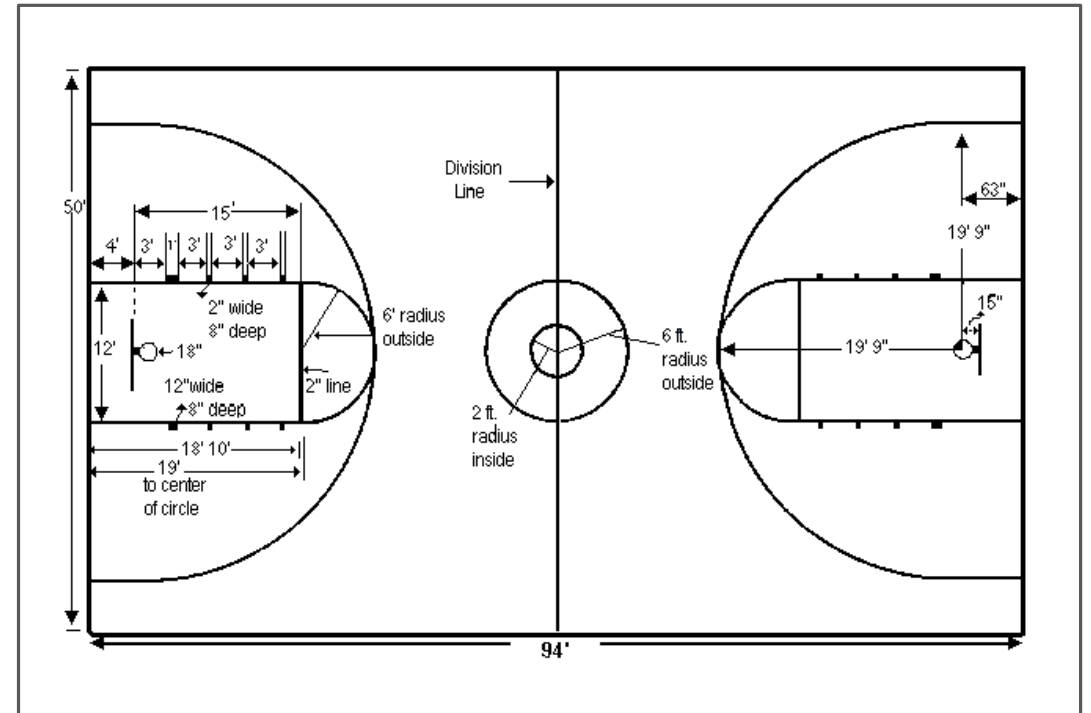


Site & Design Standards: Basketball Court

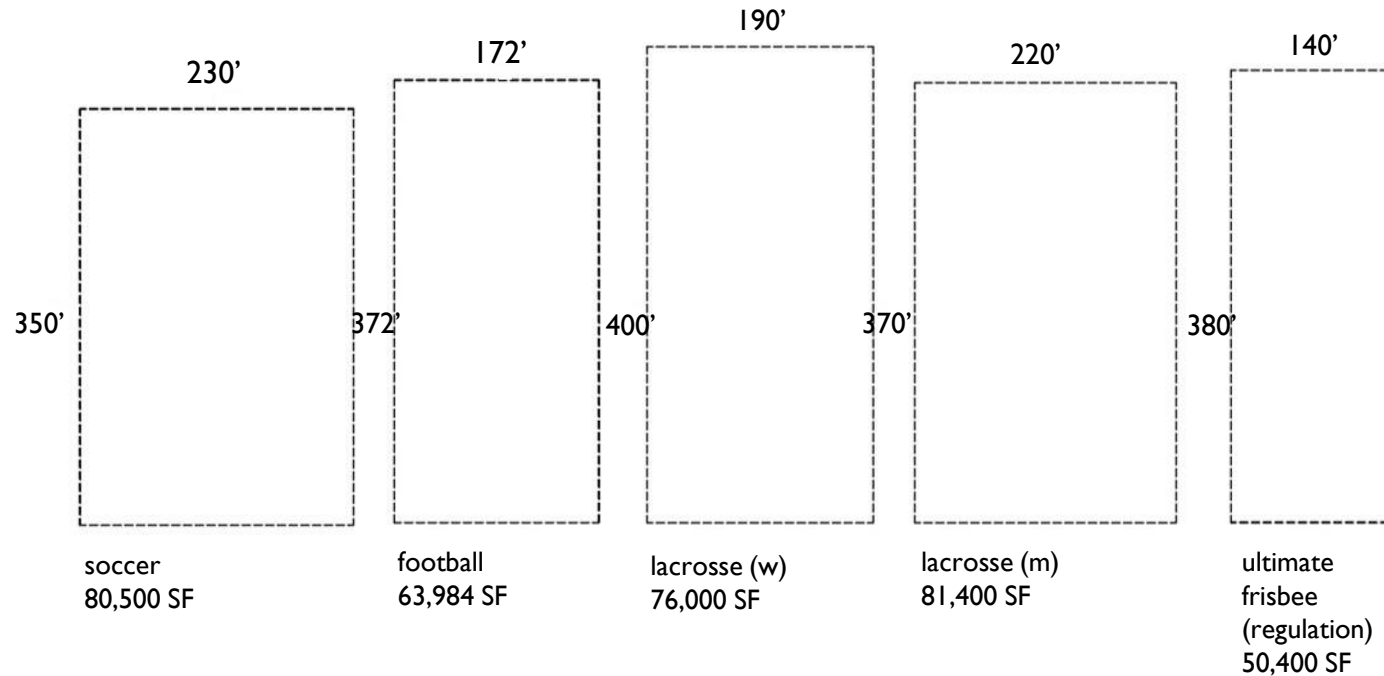
- Collegiate Regulation size full court: **94' x 50'** game dimension
- Safety zone / run-off: **10'** preferred; **3'** min. on sides, **5'** min. on ends
- Fencing/barrier if necessary to shield adjacent uses

Total footprint: **5,600 – 7,980 SF**

- Accessory amenities: seating, shade, waste receptacles, circulation



Site & Design Standards: Field



Potential DPR Programming

Prioritize Community Drop-in Use

Some Youth Practice and Games:

8 v 8 soccer play

170' x 245' (41,650 SF)

OR

2 fields: 6 v 6 soccer play

215' x 290' (62,350 SF)

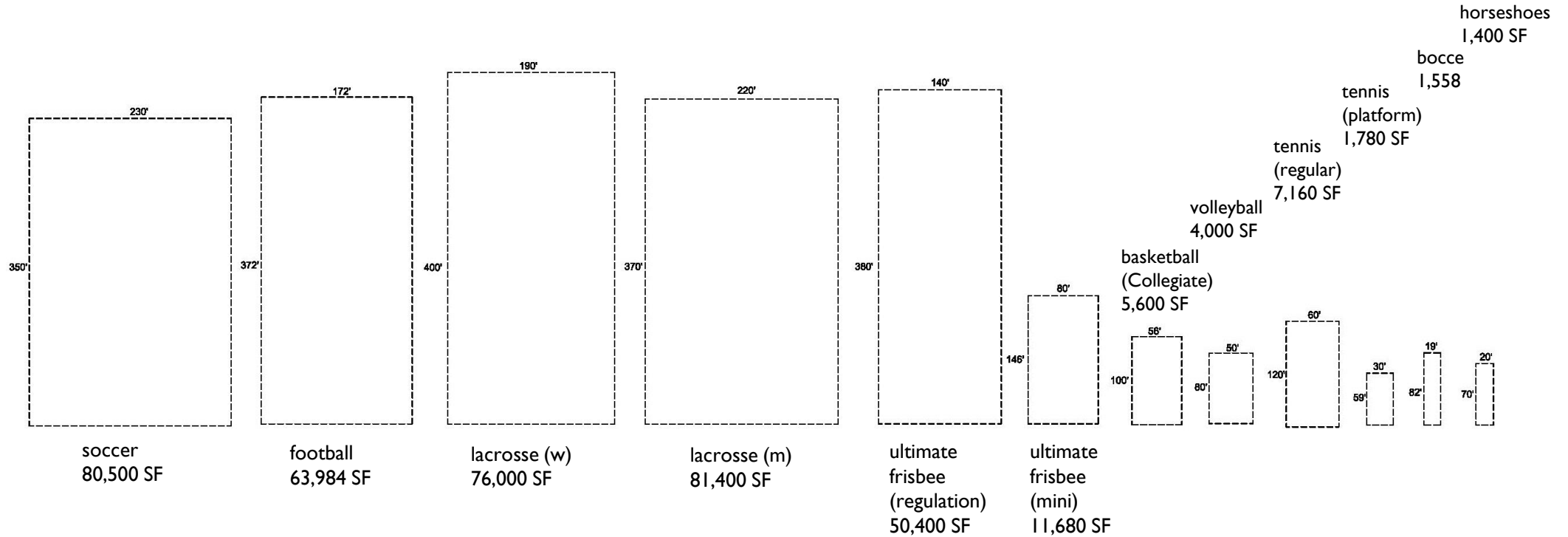
Notes:

Dimensions include standard run-off space outside of playing field dimension.

These are interim design standards and are to be updated per working DPR park design standards.



Site & Design Standards: Others



Notes:
 Dimensions include standard run-off space outside of playing field dimension.
 These are interim design standards and are to be updated per working DPR park design standards.

Site & Design Standards: Playground

- **Age-appropriate playgrounds** – separate play areas for each child age group (2 – 5 y.o. and 5 – 12 y.o.)
- ADA accessibility and compliance
- **Play Equipment**
 - o Safety requirements: products, materials *and* design/user area
 - o Quality play equipment fitting of neighborhood context: contemporary, creative play equipment for urban area
- Accessory amenities: seating, shade, waste receptacles, circulation

Total footprint: **varies**



Case Example: Fort Myer Heights Park Playground

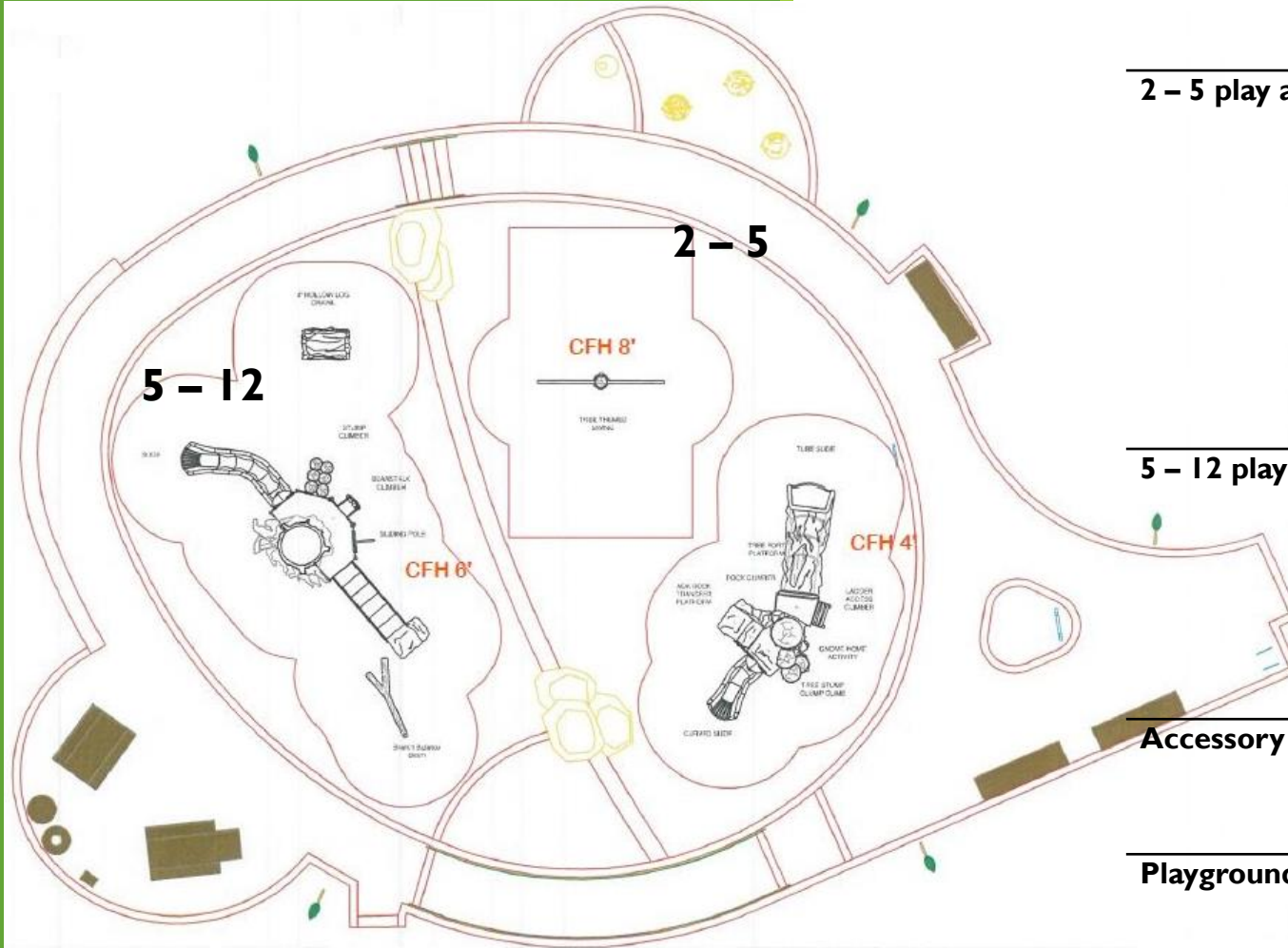
Area: ~6,000 SF

Year Constructed: 2012

Maximum Estimated
Playground Capacity
(all users): 58 – 69



Fort Myer Heights : Max. Capacity



| | Equipment | Developmental Function | Capacity |
|-------------------------|-------------------------------|--|----------------|
| 2 – 5 play area | Small Structure | climb, slide, cardiovascular | 15 – 19 |
| | Log crawl | crawl | 1 |
| | “T” Swing | swing, sensory | 2 |
| | Fossil Dig & Fountain | sensory, tactile, creativity | 4 |
| | | Ground Users: | 6 - 7 |
| | Total 2 – 5 capacity: | | 28 – 33 |
| 5 – 12 play area | Large Structure | climb, slide, muscle development, cardiovascular | 23 – 28 |
| | Balance Beam | balance | 2 |
| | | Ground Users: | 8 – 9 |
| | Total 5 – 12 capacity: | | 31 - 37 |
| Accessory | Bench (2) | rest | 2 |
| | Picnic Table (2) | rest, eating | 8 |
| Playground | | Total capacity: | 58 – 69 |

*Diagram courtesy Cre8play

Case Example: Fort Barnard Park Playground

Area: ~9,500 SF

Year Constructed: 2014

Maximum Estimated
Playground Capacity
(all users): 150 – 164



Fort Barnard Playground: Max. Capacity



| | Equipment | Developmental Function | Capacity |
|-------------------------|---------------------------------|--|-------------------------------|
| 2 – 5 play area | Single Post Swing (bucket seat) | swing, sensory | 2 |
| | Spinner Bowl | spin, balance, vestibular stimulation | 1 |
| | 2 – 5 Play Feature | slide, climb, sensory, cardiovascular, muscle development, social | 13 - 16 |
| | Horse | spring, balance | 1 |
| | | Ground Users: | 5 – 6 |
| | | Total 2 – 5 capacity: | 23 – 28 |
| 5 – 12 play area | 5 – 12 Play Feature | climb, slide, sensory, social, muscle development, cardio-vascular, collaborative play | 37 – 41 |
| | Spica Spinner | spin, balance, vestibular stimulation, social, collaborative play | 1 – 2 |
| | Single Oodle Swing | swing, social, sensory, collaboration | 4 – 6 |
| | Apollo with Floor | climb, spin, jump, social, balance, cardiovascular | 25 |
| | Hopscotch | balance, cardiovascular, cognitive | 2 |
| | | Ground Users: | 21 – 23 |
| | | | Total 5 – 12 capacity: |
| Accessory | Benches (14) | rest | 28 |
| | Picnic Tables (2) | rest, eating | 9 |
| Playground | | Max. Est. Capacity: | 150 – 164 |

Case Example: Rocky Run Park Playground

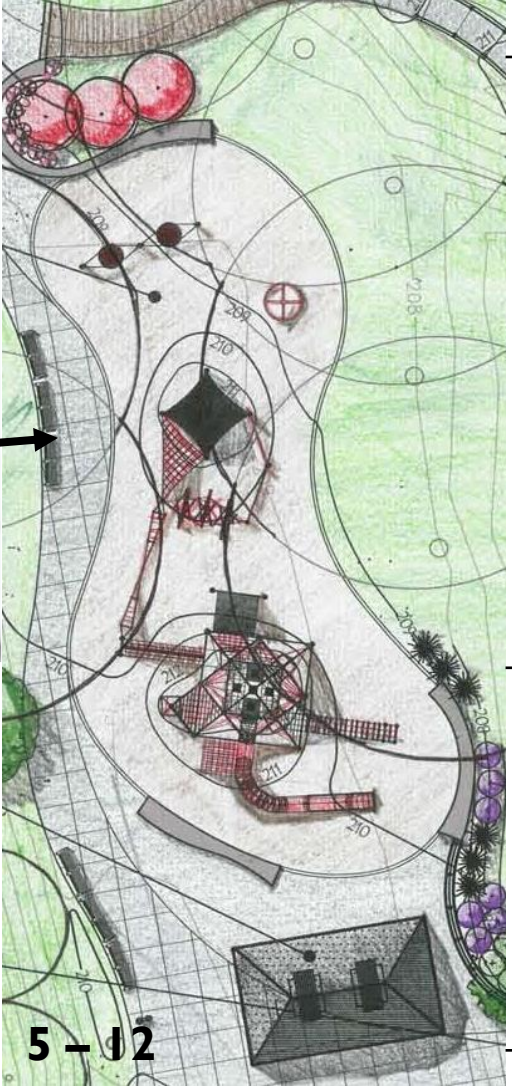
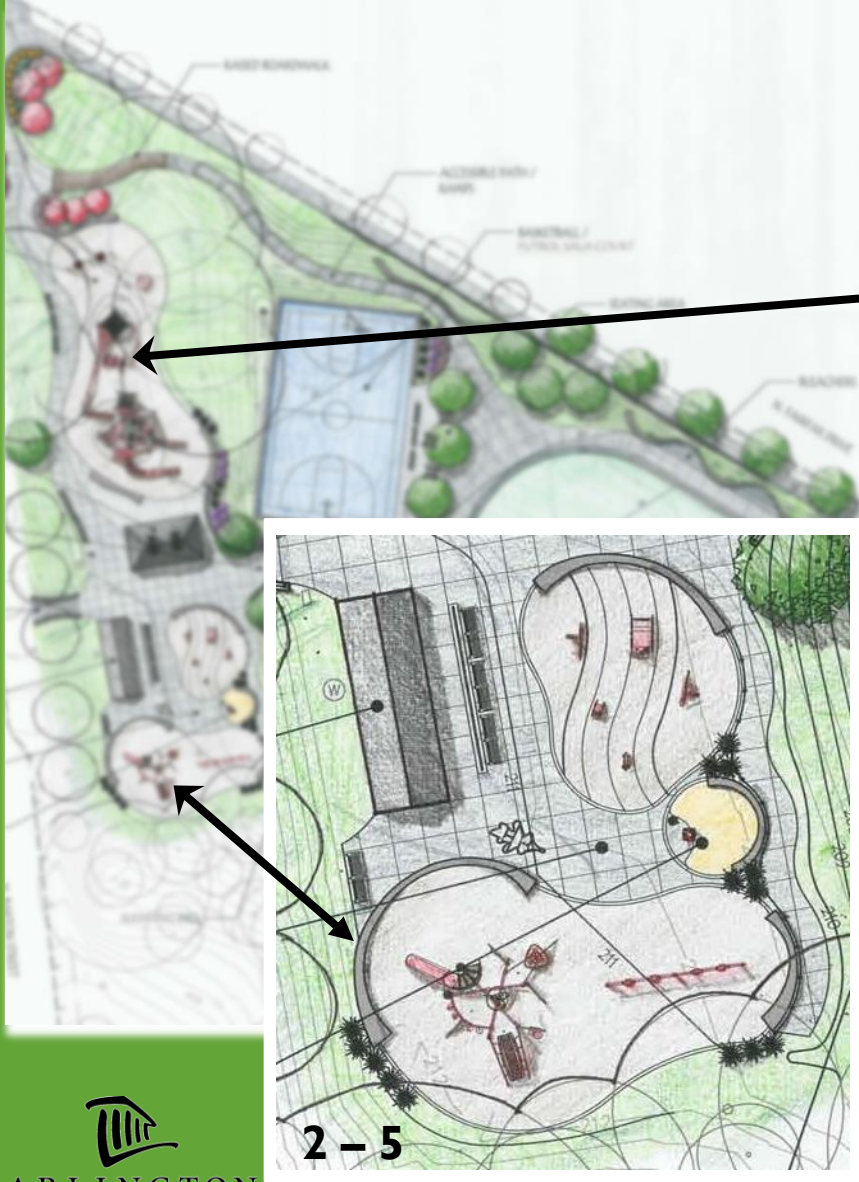
Area: ~14,000 SF

Year Constructed: 2014

Maximum Estimated
Playground Capacity
(all users): 182 users



Rocky Run Park Playground: Max. Capacity



| | Equipment | Developmental Function | Capacity |
|-------------------------|--|--|------------|
| 2 – 5 play area | Weevos Structure | sensory, motor, cognitive, social, climb, muscle development, slide, balance | 25 |
| | Double Bay Swing | swing, sensory | 4 |
| | Cottage, Coupe Deluxe, Creative Workshop | creativity, crawl, sensory, motor, social, tactile, | 3 |
| | Scrambler, Ambulance Springer | spring, balance, vestibular stimulation, spatial skills | 2 |
| | Sandbox, Water Tap, Rotating Table | sensory, tactile, creativity | 13 |
| | Ground Users: | | 16 |
| | Total 2 – 5 capacity: | | 69 |
| 5 – 12 play area | Neptune/Terranos Structure | climb, balance, slide, social, sensory, muscle development, cardiovascular | 46 |
| | Cloud 9 Swings (2) | swing, social, sensory, collaboration | 10 |
| | Overdrive | spin, vestibular stimulation, spatial skills, social | 6 |
| | Ground Users: | | 19 |
| | Total 5 – 12 capacity: | | 81 |
| Accessory | Bench (10) | rest | 20 |
| | Picnic Table (3) | rest, eating | 12 |
| Playground | Max. Est. Capacity: | | 182 |

Site & Design Standards: Support Amenities

The following elements should be considered in addition to each park amenity and *integrated* on the site to provide comfortable space for seating, shade, circulation and other uses of consideration by the working group.

Shade Tree: ~500 SF open soil (1,500 cubic ft. soil) for healthy canopy; trees may share soil space

Bench: 4' width (back of bench to user's feet), variable length, plus circulation and ADA access

Picnic Table: 5' x 7' typ., plus circulation and ADA access

Circulation: 6' width min.

ADA Accessibility Pads (for access to benches, tables, bleachers, etc.): 5' x 5' min. (25 SF)



Shared / Joint Use

Shared Use – *priority use by APS and associated parties; typical use by DPR/community on some evenings, weekends, and summers*

Joint Use – *jointly used by APS and DPR /community year-round; governed by a Memorandum of Agreement*

Preferences:

- Design gymnasium and rooftop for flexible use
- Locate indoor public amenities together to make programming more feasible



Gunston Park and Community Center



Thomas Jefferson Community Center



DPR Preferential Park Siting and Design

The park and open space areas are consolidated and contiguous.

- Maximizes design and program opportunity.
- Ability to share common amenities.
- Greater perception of park space by the user.

The park contains street frontage.

- Greater visibility and ability to attract foot traffic.

Joint/shared park and recreation amenities are designed in a way that is convenient, accessible, and visibly public.

- Maximize community use and comfort in joint/shared use facilities.



Example:
Mary Bartolme Park
Chicago, Illinois

